

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
MAY 13, 2009  
COUNCIL CHAMBERS, 12<sup>TH</sup> FLOOR  
CITY ADMINISTRATION BUILDING  
8:30 A.M.**

**NOTE:** *Land Use Hearings are held at 8:30 A.M. and are appealable to the Planning Commission. Appeal applications may be obtained on the 3<sup>rd</sup> floor of the Development Services Building, located at 1222 1<sup>st</sup> Avenue, San Diego, CA 92101.*

*If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ALD's) are required, please contact the Disability Services Coordinator at 619-321-3208 at least five (5) working days prior to the meeting to ensure availability. **Those items with an asterisk (\*) will include consideration of the appropriate environmental document.***

*Each item presented on this docket is a Process 3 under the Land Development Code Section 112.0501.*

HEARING OFFICERS ASSIGNED TO TODAY'S HEARING: Gary Geiler & Chris Larson

ITEM-1: **PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE HEARING OFFICER NOT PREVIOUSLY HEARD. REQUESTS TO SPEAK SHOULD BE SUBMITTED TO THE HEARING OFFICER RECORDING SECRETARY AT THE TIME OF THE MEETING. NOTE: 3 MINUTE MAXIMUM PER SPEAKER.**

ITEM-2: **REQUESTS FOR CONTINUANCES OR WITHDRAWALS**

ITEM-3: **ITEMS TO BE PLACED ON CONSENT AGENDA.**

ITEM-4: *~Continued from November 12, 2008, December 17, 2008 & January 7, 2009*  
**\*THE CHILDREN'S SCHOOL - PROJECT NO. 151283**  
City Council District: 1; Plan Area: La Jolla

**STAFF: Dan Stricker**

Coastal Development Permit (CDP) and Site Development Permit (SDP) application for the addition of an 8,640 square-foot classroom building and 3,840 square-foot media arts building to an existing school on a 5.99-acre site located at 2225 Torrey Pines Lane in the SF Zone of La Jolla Shores Planned District within the La Jolla Community Plan, Coastal Overlay Zone (non-Appealable), Coastal Height Limit Overlay Zone, Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, Parking Impact Overlay Zone (Coastal), within the La Jolla Community Planning Area and City Council District 1. Mitigated Negative Declaration 151283. Report No. HO-08-172

**RECOMMENDATION:**

Approve

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ITEM-5:        **\*MAZON RESIDENCE - PROJECT NO. 159909**  
City Council District: 1; Plan Area: La Jolla

**STAFF:        John S. Fisher**

Site Development Permit and Coastal Development Permit to allow demolition of the existing residence and construction of a 4,461 square foot single family residence on a 0.14 acre site at 7921 El Paseo Grande in the SF Zone of La Jolla Shores Planned District within the La Jolla Community Plan Area. Mitigated Negative Declaration No. 159909. Report No. HO-09-055

**RECOMMENDATION:**

Approve

ITEM-6:        **PALM PLAZA LIQUOR - PROJECT NO. 172442**  
City Council District: 8; Plan Area: Otay Mesa-Nestor

**STAFF:        Will Zounes**

Conditional Use Permit for a type 21 alcohol beverage license for the off-sales of beer and wine in a 2,990 square foot retail store on a 1.8 acre site at 3329 Palm Avenue in the CC-2-3 Zone within the Otay Mesa-Nestor Community Plan. Exempt from Environmental. Report No. HO-09-050

**RECOMMENDATION:**

Approve

ITEM-7:        **MAESCHER RESIDENCE - PROJECT NO. 167610**  
City Council District: 1; Plan Area: La Jolla

**STAFF:        Laila Iskandar**

Variance to allow for a deviation from the underlying RS-1-2 zone requirements to reduce the required front setback, and permit a 92 square-foot addition to the existing garage that would encroach into the front setback, remodel the entry porch and the front balcony to an existing single family residence, on a 0.49 acre site. The project site is located at 2020 Via Ladeta in the RS-1-2 Zone, Coastal Height Limit Overlay Zone, within the La Jolla Community Plan Area. Exempt from Environmental. Report No. HO-09-053

**RECOMMENDATION:**

Approve

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ITEM-8:       **MISSION CENTER SEWER PIPELINE - PROJECT NO. 171486**  
City Council District: 6; Plan Area: Serra Mesa

**STAFF:       Vena Lewis**

Site Development Permit to install 350 linear feet of 8-inch polyvinyl chloride (PVC) sewer pipeline. The new gravity sewer pipeline would replace the existing, but realigned on the slope that extends easterly from the end terminus of Hummingbird Lane cul-de-sac to manhole 95 located near the bottom of Murray Canyon. The existing gravity sewer pipeline which is in a zigzag configuration would be abandoned. The realignment includes a 350 foot by 10 foot wide sewer easement, with a 30-foot wide temporary construction easement. The project site is located in the OP-1-1 zone within Murray Canyon of the Serra Mesa Community Planning Area, north of Mission Center Road, east of Interstate 163, and west of Interstate 805 (I-805). Exempt from Environmental. Report No. HO-09-057

**RECOMMENDATION:**

Approve

ITEM-9:       **CAIRNCROSS RESIDENCE - PROJECT NO. 174065**  
City Council District: 2; Plan Area: Mission Beach

**STAFF:       Renee Mezo**

Coastal Development Permit to allow for the demolition of the existing residence and the construction of an approximately 1,582 square-foot single-family residence on a 0.03-acre site located at 807 Windemere Court in the R-N Zone of the Mission Beach Planned District, the Coastal Overlay (appealable), Coastal Height Limit, Beach Parking Impact, Residential Tandem Parking and Transit Area Overlay Zones within the Mission Beach Community Plan. Exempt from Environmental. Report No. HO-09-061

**RECOMMENDATION:**

Approve

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ITEM-10:     **BRAZILIAN JIU JITSU - PROJECT NO. 166454**  
City Council District: 6; Plan Area: Linda Vista

**STAFF:**       **Glenn Gargas**

Conditional Use Permit for an instructional studio (martial arts) in an existing 4,191 square feet tenant space within an existing commercial center on a 1.03 acre property. The project site is located at 5269 Linda Vista Road, in the CC-3-4 Zone, Community Plan Implementation Overlay Zone Area A, Parking Impact (Campus) Overlay Zone and within the Linda Vista Community Plan Area. Exempt from Environmental. Report No. HO-09-062

**RECOMMENDATION:**

Approve